154.0	0002	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,100 / 796,100
					USE VALUE:	796,100 / 796,100
					ASSESSED:	796,100 / 796,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUDOLPH VINCENT E & SANDRA
Owner 2:	
Owner 3:	
Street 1:	30 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3900.000	366,500		429,600	796,100
Total Card	0.090	366,500		429,600	796,100
Total Parcel	0.090	366,500		429,600	796,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.28 | /Parcel: 442.28

Legal Description

User Acct

102551

GIS Ref

GIS Ref

Insp Date

06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0002-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,500	0	3,900.	429,600	796,100		Year end	12/23/2021
2021	101	FV	356,400	0	3,900.	429,600	786,000		Year End Roll	12/10/2020
2020	101	FV	356,400	0	3,900.	429,600	786,000	786,000	Year End Roll	12/18/2019
2019	101	FV	259,800	0	3,900.	402,800	662,600	662,600	Year End Roll	1/3/2019
2018	101	FV	259,800	0	3,900.	332,900	592,700	592,700	Year End Roll	12/20/2017
2017	101	FV	259,800	0	3,900.	306,100	565,900	565,900	Year End Roll	1/3/2017
2016	101	FV	259,800	0	3,900.	279,200	539,000	539,000	Year End	1/4/2016
2015	101	FV	249,800	0	3,900.	273,900	523,700	523,700	Year End Roll	12/11/2014

!12096!

PRINT

Date	Time
12/30/21	13:54:19

LAST REV

Date	Time
11/17/21	10:09:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12096

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENDRICK CURTIS	28994-466		8/20/1998		279,800	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2018	1232	Insulate	4,815	C				
8/6/2018	1096	Window/S	37,050	C				
3/14/2013	345	Add Bath	79,000					
5/10/2002	356	Wood Dec	5,500	C				10X15 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	336	PATRIOT
4/27/2000	Inspected	276	PATRIOT
4/6/2000	Measured	263	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3900		Sq. Ft.	Site		0	80.	1.38	9									429,599						429,600	

Total AC/HA:	0.08953	Total SF/SM:	3900	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	429,599	Spl Credit		Total:	429,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29814816
Const Adj.:	0.98745072
Adj $ / SQ:	179.460
Other Features:	99700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450285
Depreciation:	83753
Depreciated Total:	366532

COMMENTS

WALK UP UAT OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

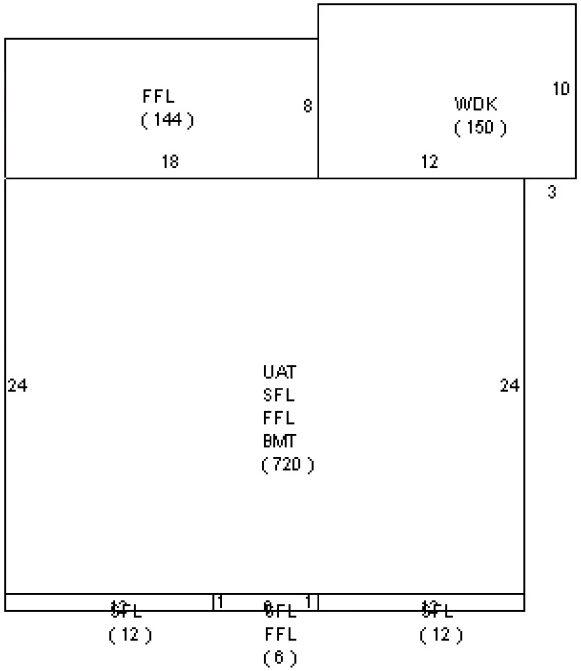
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.46
Special Features:	0	Val/Su Net:	137.27
Final Total:	366500	Val/Su SzAd	226.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	870	179.460	156,130
SFL	Second Floor	750	179.460	134,595
BMT	Basement	720	62.590	45,062
UAT	Upper Attic	180	71.780	12,921
WDK	Deck	150	12.510	1,876

Net Sketched Area:	2,670	Total:	350,584
Size Ad	1620	Gross Area	3210	FinArea	1800
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0002-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	